



Railroad Rendition of Taxable Property

CONFIDENTIAL

Property Tax
Form 50-156

Appraisal District's Name

Phone (area code and number)

Address, City, State, ZIP Code

This document must be filed with the appraisal district office in the county in which your property is taxable. It must not be filed with the office of the Comptroller of Public Accounts. Location and address information for appraisal district offices may be found at www.window.state.tx.us/propertytax/references/directory/cad.

State the Year for Which You are Rendering Property

Tax Year

Instructions for Filing

GENERAL INSTRUCTIONS: This form is for use in rendering, pursuant to Tax Code Section 22.01, tangible personal property used for the production of income that you own or manage and control as a fiduciary on January 1 of this year.

FILING AND DEADLINES: Rendition statements and property reports must be delivered to the chief appraiser after January 1 and not later than April 15, except as provided by Tax Code Section 22.02. On written request by the property owner, the chief appraiser shall extend a deadline for filing a rendition statement or property report to May 15. The chief appraiser may further extend the deadline an additional 15 days upon good cause shown in writing by the property owner. Pursuant to Tax Code Section 22.02, if an exemption applicable to a property on January 1 terminates during the tax year, the person who owns or acquires the property on the date applicability of the exemption terminates shall render the property for taxation within 30 days after the date of termination. If the chief appraiser denies an application for an exemption for property subject to rendition pursuant to Tax Code Section 22.01(a), the person who owns the property on the date the application is denied shall render the property for taxation in the required manner within 30 days after the date of denial.

INSPECTION OF PROPERTY: Pursuant to Tax Code Section 22.07, the chief appraiser or his authorized representative may enter the premises of a business, trade, or profession and inspect the property to determine the existence and market value of tangible personal property used for the production of income and having a taxable situs in the district.

REQUEST FOR STATEMENT REGARDING VALUE: Pursuant to Tax Code Section 22.07, the chief appraiser may request, either in writing or by electronic means, that the property owner provide a statement containing supporting information indicating how value rendered was determined. The property owner must deliver the statement to the chief appraiser, either in writing or by electronic means, not later than the 21st day after the date the chief appraiser's request is received. The statement must:

- (1) summarize information sufficient to identify the property, including:
 - (A) the physical and economic characteristics relevant to the opinion of value, if appropriate; and
 - (B) the source of the information used;
- (2) state the effective date of the opinion of value; and
- (3) explain the basis of the value rendered.

If the property owner is a business with 50 employees or less, the property owner may base the estimate of value on the depreciation schedules used for federal income tax purposes. Failure to comply in a timely manner is considered to be a failure to timely render and the Tax Code requires that penalties be applied by the chief appraiser.

PENALTIES: The chief appraiser must impose a penalty on a person who fails to timely file a required rendition statement or property report in an amount equal to 10 percent of the total amount of taxes imposed on the property for that year by taxing units participating in the appraisal district. The chief appraiser must impose an additional penalty on the person equal to 50 percent of the total amount of taxes imposed on the property for the tax year of the statement or report by the taxing units participating in the appraisal district if it is finally determined by a court that:

- (1) the person filed a false statement or report with the intent to commit fraud or to evade the tax; or
- (2) the person alters, destroys, or conceals any record, document, or thing, or presents to the chief appraiser any altered or fraudulent record, document, or thing, or otherwise engages in fraudulent conduct, for the purpose of affecting the course or outcome of an inspection, investigation, determination, or other proceeding before the appraisal district.

Appraisal District's Property Identification Number (if known)

Tax Year

Property Owner's Name

Present Mailing Address

City, State, ZIP Code

Phone (area code and number)



Railroad Rendition of Taxable Property

This inventory of taxable property is rendered in accordance with Tax Code Section 22.05, which sets out these requirements:

- (1) List all real property other than the property covered by Subdivision (2) of this subsection;
- (2) List the number of miles of railroad together with the market value per mile, which value shall include right-of-way, roadbed, superstructure, and all buildings and improvements used in the operation of the railroad; and
- (3) List all personal property as required by Tax Code Section 22.01.

Check the total market value of your property. ☐ Under \$20,000 ☐ \$20,000 or more

If you checked "Under \$20,000," you may complete Business Personal Property Rendition of Taxable Property Form 50-144 with Schedule A or this form, whichever you choose.

Taxing Unit Codes

Name of Railroad _____ County Appraisal District _____

Taxing Unit	Code

Attach additional sheets if necessary

Please indicate if you are filling out this form as:

☐ Authorized Agent ☐ Fiduciary ☐ Secured Party

Name of Authorized Agent, Fiduciary, or Secured Party _____

Present Mailing Address _____

City, State, ZIP Code _____

Phone (area code and number) _____

☐ By checking this box, I affirm that the information contained in my most recent rendition statement filed for a prior tax year (the _____ tax year) continues to be complete and accurate for the current tax year.

For more information, visit our website: www.window.state.tx.us/taxinfo/proptax

Are you the property owner, an employee of the property owner, or an employee of a property owner on behalf of an affiliated entity of the property owner? ☐ Yes ☐ No

Are you a secured party with a security interest in the property subject to this rendition and with a historical cost new of more than \$50,000, as defined and required by Tax Code Section 22.01(c-1) and (c-2)? ☐ Yes ☐ No

If you checked "Yes" to this question, you must attach a document signed by the property owner, an employee of the property owner, or an employee on behalf of an affiliated entity of the property owner indicating consent for you to file the rendition.

This form must be signed and dated. By signing this document, you attest that the information contained on it is true and correct to the best of your knowledge and belief.

If you checked "Yes" to **either** question above, sign and date on the first signature line below. No notarization is required.

**print
here** ➡

**sign
here** ➡

Date

If you checked "No" to the first question above, you must complete the following:

I swear that the information provided on this form is true and correct to the best of my knowledge and belief.

**print
here** ➡

**sign
here** ➡

Date

Subscribed and sworn before me this _____ day of _____, 20_____

Notary Public, State of Texas

Tax Code Section 22.26 states:

- (a) Each rendition statement or property report required or authorized by this chapter must be signed by an individual who is required to file the statement or report.
- (b) When a corporation is required to file a statement or report, an officer of the corporation or an employee or agent who has been designated in writing by the board of directors or by an authorized officer to sign in behalf of the corporation must sign the statement or report.

Tax Code Section 22.01(c-1) states:

In this section:

- (1) "Secured party" has the meaning assigned by Section 9.102, Business & Commerce Code.
- (2) "Security interest" has the meaning assigned by Section 1.201, Business & Commerce Code.

Tax Code Section 22.01(c-2) states:

With the consent of the property owner, a secured party may render for taxation any property of the property owner in which the secured party has a security interest on January 1, although the secured party is not required to render the property by Subsection (a) or (b). This subsection applies only to property that has a historical cost when new of more than \$50,000.

Tax Code Section 22.01(d-1) states:

A secured party is not liable for inaccurate information included on the rendition statement if the property owner supplied the information or for failure to timely file the rendition statement if the property owner failed to promptly cooperate with the secured party. A secured party may rely on information provided by the property owner with respect to:

- (1) The accuracy of information in the rendition statement;
- (2) The appraisal district in which the rendition statement must be filed; and
- (3) Compliance with any provisions of this chapter that require the property owner to supply additional information.

If you make a false statement on this form, you could be found guilty of a Class A misdemeanor or a state jail felony under Penal Code Section 37.10.

Inventory Sheet

Name of Railroad: _____

Name of taxing unit _____

Code _____

Item (1) Property (See Sheet "A")

Total Market Value in Unit (Optional)* _____

Item (2) Property

Railroad Corridor

Includes right-of-way
listed on Sheet "B"

Market Value Estimate
(Required by Law)

Main line _____ Miles @ \$ _____ Per mile \$ _____

Branch line _____ Miles @ \$ _____ Per mile \$ _____

Side track _____ Miles @ \$ _____ Per mile \$ _____

Total corridor value \$ _____

Signals and Communications

Signals _____ Miles @ \$ _____ Per mile \$ _____

Signals _____ Miles @ \$ _____ Per mile \$ _____

Communication _____ Miles @ \$ _____ Per mile \$ _____

Total Signals and Communications \$ _____

Buildings:

Total Buildings \$ _____

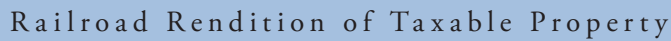
Grand Total Market Value Item (2) in Unit \$ _____

Item (3) Property: (See Sheet "C")

Total Estimated Market Value Item (3) in Unit (Optional)* \$ _____

Grand Total Market Value Estimate in Taxing Unit (Optional)* \$ _____

*NOTE: Although rendering a value is not required, such action entitles the property owner to be notified if an appraised value greater than the rendered value is to be submitted to the appraisal review board. Property owners may protest appraised values before the appraisal review board. (Tax Code Section 25.19)



Name of Railroad: _____ Sheet B _____

NOTE: See Code List for Taxing Unit and Code Number.

*NOTE: Although rendering a value is not required, such action entitles the property owner to be notified if an appraised value greater than the rendered value is to be submitted to the appraisal review board. Property owners may protest appraised values before the appraisal review board. (Tax Code Section 25.19)

